



- DETACHED PROPERTY WITH SEA AND COASTAL VIEWS
- SITTING ROOM/LOUNGE, DINING ROOM
- FITTED KITCHEN, UTILITY CUPBOARD
- TWO GROUND FLOOR DOUBLE BEDROOMS (ONE WITH FITTED SHOWER)
- BATHROOM AND SHOWER ROOM
- TWO FURTHER BEDROOMS ON THE FIRST FLOOR
- APPEALING FRONT AND REAR GARDENS
- GARAGE, UNDER HOUSE STORAGE, WORKSHOP

Pennyacre Road, Teignmouth, TQ14 8LB

OIEO £430,000

A detached 1930's residence situated in a highly regarded residential location within easy reach of Teignmouth town centre, seafront, beaches and mainline railway station. The well maintained property boasts spacious accommodation comprising; sitting room/lounge, dining room, kitchen, utility cupboard, four bedrooms (one with shower), bathroom, shower room, front gardens, appealing well stocked rear gardens, garage, sea and coastal views.



Property Description

uPVC double glazed entrance door with leaded lattice-work and floral motifs into...

ENTRANCE PORCH

uPVC double glazed window to side aspect, attractive multi-paned entrance door into...

ENTRANCE HALLWAY

Stairs rising to upper floor, radiator. Door to useful under stairs store cupboard. Door to UTILITY CUPBOARD. Doors to principal rooms.

UTILITY CUPBOARD

Plumbing for washing machine, window to side aspect, fitted shelving.

SITTING ROOM/LOUNGE

A most appealing reception room with uPVC double glazed window overlooking the front garden, further uPVC double glazed window with outlook over neighbouring properties towards Teignmouth town towards the sea taking in the Ness and along the Babbacombe coastline. Radiator, feature fireplace with fitted Dimplex electric coal and flame effect fire, picture rail.

DINING ROOM

Stripped wooden floorboards, picture rail, radiator, uPVC double glazed bay window and door with outlook and giving access onto the delightful rear gardens, hatch through to kitchen.

KITCHEN

Modern fitted kitchen with range of high gloss cupboard and drawer base units under laminate rolled edge work surfaces, plumbing for dishwasher, stainless steel drainer sink unit with mixer tap over, ceramic induction hob with extractor over, corresponding eye level units, integrated brushed chrome, electric oven with hide and slide door, space for upright fridge freezer, display shelving, radiator, uPVC double glazed windows to side and rear aspect with pleasant views into the gardens, uPVC double glazed door through to side pathway.





GROUND FLOOR BEDROOM

Two uPVC double glazed windows to the front aspect, radiator, picture rail, circular glazed wash hand basin set onto vanity unit with shaver light and socket.

GROUND FLOOR BEDROOM

uPVC double glazed window overlooking the rear gardens, radiator, tiled shower cubicle with fitted shower and glazed sliding door/screen, wash hand basin set on vanity unit, tiled surround, illuminated mirror, corresponding medicine cabinet, picture rail.

BATHROOM

uPVC obscure double glazed window, modern white suite comprising panelled handled bath, WC with concealed plumbing, oval wash hand basin set onto counter top with cupboards under, part tiled walls, ladder style towel rail/radiator, fitted extractor.

Stairs rise to the...



FIRST FLOOR LANDING

With door to deep linen cupboard with slatted shelving and wall hung Ideal gas boiler providing the domestic hot water supply and gas central heating throughout the property. Hatch through to eaves storage. Doors to...

BEDROOM

uPVC feature double glazed window with south facing views out to sea taking in the Ness and the Babbacombe coastline. Radiator, deep display sill, range of fitted bedroom furniture.

BEDROOM

uPVC double glazed window overlooking the rear gardens, radiator. Door through to walk-in wardrobe with hanging rail. Hatch into eaves.

SHOWER ROOM

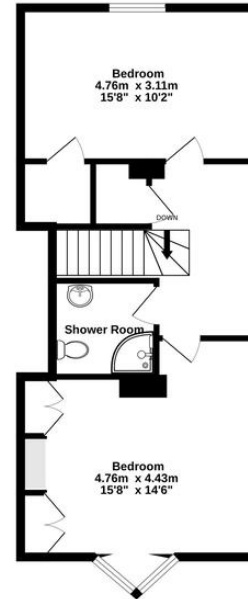
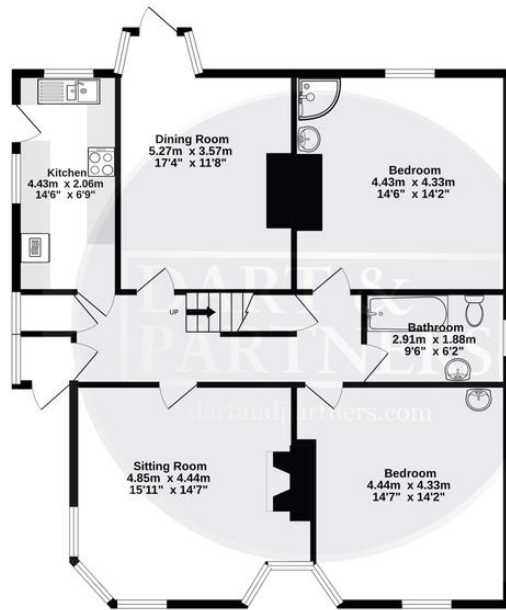
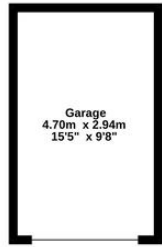
Tiled walls and floor, low level WC, shower cubicle with sliding glazed door and screen, wash hand basin set onto vanity unit, ladder style towel rail/radiator.



Garage
13.8 sq.m. (159 sq.ft.) approx.

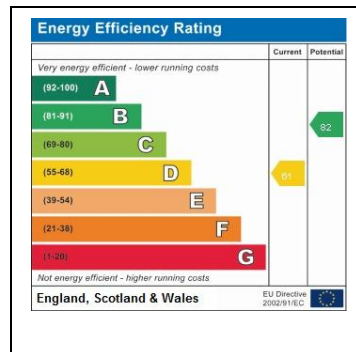
Ground Floor
98.7 sq.m. (1063 sq.ft.) approx.

1st Floor
50.9 sq.m. (548 sq.ft.) approx.



TOTAL FLOOR AREA : 163.4 sq.m. (1759 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



OUTSIDE

To the front of the property is a **DETACHED GARAGE**. Gated access with steps rising along the front gardens and to the main entrance. Doorway giving access to a useful **UNDER HOUSE STORE** with power, lighting, water supply, limited headroom, providing ample and accessible storage. To the front of the property is a gravel bed bordered by a variety of mature shrubs, trees and evergreens and to the rear of the property is a superb enclosed garden with access via the kitchen and dining room onto a seating area. Double doors through to external garden store. Raised retained flower beds with steps leading through a pergola onto a sweeping pathway which extends to the rear of the garden where there is a paved patio/seating area with superb sea and coastal views, offering privacy and seduction. Further raised paved patio taking in the aforementioned views with access to a timber **WORKSHOP/GARDEN SHED**. Gravel pathways lead through the main garden which have been superbly tended and well stocked with a variety of soft fruit trees amongst an abundance of perennials and palms etc. Ornamental garden pond. Circular patio.

GARAGE

Detached garage with power and lighting, electronically operated roller door.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band E



Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements